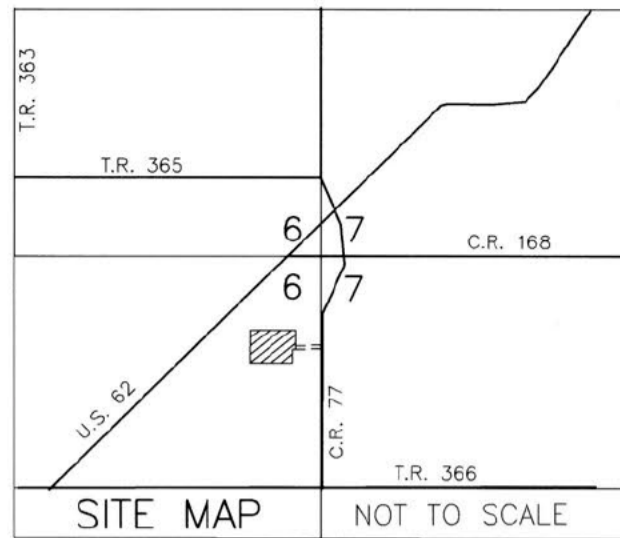


BERLIN TOWNSHIP SUBDIVISION No. 13

(FINAL)



AGENT:
 VIOLA HOSTETLER
 5829 C.R. 77
 MILLERSBURG, OHIO 44654
 PHONE: 330-763-1989

- REFERENCES
- DEED VOL. 262 PAGE 193
 - DEED VOL. 277 PAGE 466
 - O.R. VOL. 197 PAGE 2232
 - O.R. VOL. 22 PAGE 470
 - O.R. VOL. 199 PAGE 366
 - O.R. VOL. 259 PAGE 1734
 - PLAT VOL. 14 PAGE 352
 - PLAT VOL. 19 PAGE 1048
 - PLAT VOL. 19 PAGE 1045
 - PLAT VOL. 19 PAGE 1108
 - PLAT VOL. 19 PAGE 4652

BASIS OF BEARINGS FROM
 OHIO STATE PLANE COORDINATE
 SYSTEM, NORTH ZONE, N.A.D. 83

MASTER PLAT

- ACTION 1) VACATE EXISTING EASEMENT
- ACTION 2) TRANSFER AND RECORD PLAT
- ACTION 3) CONVEY NEW LOT 1 WITH NEW 50' EASEMENT

ACREAGE IN LOT 1.740 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 1.740 ACRES

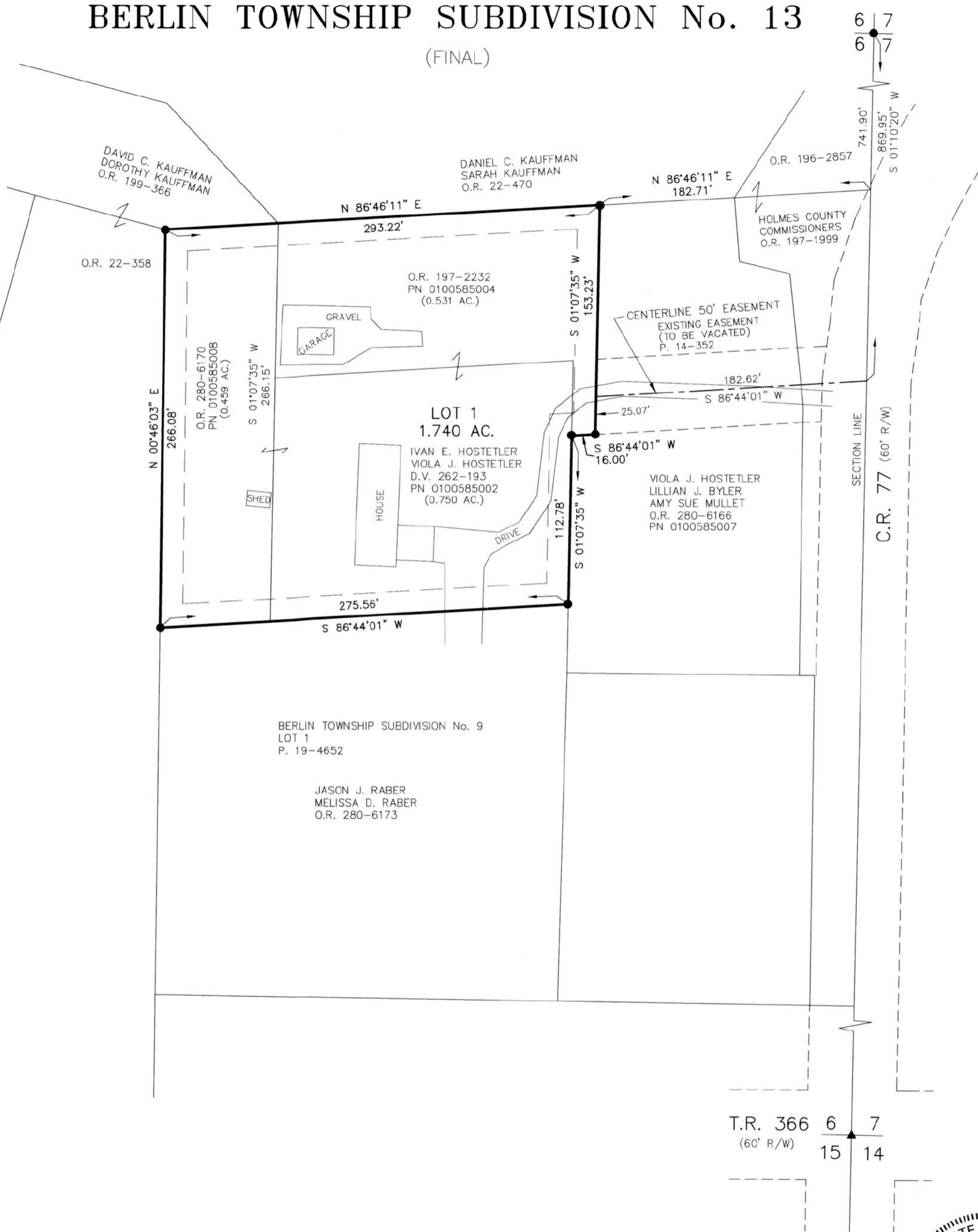
THIS LOT IS FOR RESIDENTIAL AND COMMERCIAL PURPOSES ONLY.

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES

For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 62 W. Clinton Street Millersburg, Ohio 44654

State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.



T.R. 366 6 7
 (60' R/W) 15 14

TRANSFER NOT NECESSARY

DATE Aug 29, 2023

AUDITOR Jaqueline Lee PT

20230003493

B: 19 P: 5084
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 08/30/2023 08:35 AM
 PLAT MED. 43.20
 PAGES: 1

ORV 286 Pg 4176
ORV 286 Pg 4179

NOTE: SIGN IN PERMANENT BLACK INK

CERTIFICATE OF OWNERSHIP AND DEDICATION
 We certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and establish the minimum building restriction lines.

IVAN E. HOSTETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 24, 2023.

IVAN E. HOSTETLER DATE

VIOLA J. HOSTETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 24, 2023.

VIOLA J. HOSTETLER DATE

CERTIFICATE OF DEDICATION OF EASEMENT
 We, the undersigned, grant unto hereon shown Lot 1 their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

VIOLA J. HOSTETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 24, 2023.

VIOLA J. HOSTETLER DATE

LILLIAN J. BYLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 24, 2023.

LILLIAN J. BYLER DATE

AMY SUE MULLET, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 24, 2023.

AMY SUE MULLET DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled BERLIN TOWNSHIP SUBDIVISION No. 13 meets the requirements of the Board of Health for water supply and sewage treatment and is hereby approved for recording. The issuance of permits to install a private water system and on-site sewage treatment system for one, two or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall require a site specific evaluation and a permit to install a semi-public sewage treatment system from the Ohio Environmental Protection Agency prior to the start of any construction.

Michael E. Herr 4/26/2023

Health Commissioner DATE

CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT

I hereby certify that I have approved the subdivision plat and/or agreements or provisions for sedimentation and erosion control as stated or shown hereon.

JB 4/26/2023

Holmes Soil and Water Conservation District DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS
 I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.

Joe Mills

Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon.

John L. Gerber, P.E., P.S. 4/26/2023

County Engineer DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as presented in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

Arnold Oliver 4/26/2023

Holmes County Planning Commission DATE

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes County Planning Commission and that the monuments have been placed as shown hereon.

A.L.G. MARCH 30, 2023

Aaron L. Gerber P.S. 8379 DATE

BAKER SURVEYING, LLC
 138 N. CLAY STREET
 MILLERSBURG, OHIO 44654
 PH. 330-674-4788
 EMAIL: bakersurveying@gmail.com

BERLIN TOWNSHIP
 S.E. QTR. SECTION 6
 T-9 N; R-5 W
 HOLMES COUNTY, OHIO

0' 60' 120' 180'

 SCALE: 1"=60'
 DATE: FEB. 28, 2023 ALG\KES WORK6\S-123-23\CNK

- ▲ R.R. SPIKE FOUND
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED

